

Valle De Oro Community Planning Group  
P.O. Box 3958  
La Mesa, CA 91944-3958

m/c 12/29  
**RECEIVED**  
DEC 29 2008

**Minutes of meeting:** December 16, 2008

**Location:** Otay Water District Headquarters  
2554 Sweetwater Springs Blvd.  
Training Room, Lower Terrace

San Diego County  
DEPT. OF PLANNING & LAND USE

**1. Call to order:** 7:00 PM J.L. PHILLIPS, presiding Chair

Members present: Brennan, Brownlee, Chapman, Feathers, Fitchett, Henderson, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Wollitz

Not present: Millar, Reith, Ripperger

**2. Finalize Agenda:** As shown

**3. Open Forum:** None

**4. Approval of minutes:** Minutes of November 18, 2008 **VOTE: 9-0-3** to approve.  
Abstained: Henderson, Mitrovich, Wollitz.

**5. Land Use**

a. Rancho San Diego Sheriff's Station: Proposal to locate 25,000 sq. ft. station and parking for 162 vehicles on 13.85 acres on the north side of Campo Road/SR-94 between the Skyline Wesleyan Church (11330 Campo Road) and the equipment storage yard along SR-94 east of the Skyline Church. Copies of the Mitigated Negative Declaration and project concept to be presented at meeting.

The project was introduced by Jody Mays, 9621 Ridgehaven Court in San Diego, a Project Manager with the Sheriff's Department. Copies of the Mitigated Negative Declaration dated December 5, 2008 were distributed to the Board. Ms. Maize described the conceptual site plan consisting of 13.85 acres of which six acres are developable. The facility will be sited on the southeast corner of the site. The access will be through the signalized intersection located at the Skyline Wesleyan Church driveway. The building will be 25,000 – 26,000 sq. ft. and the parking lot will have 162 parking spaces. The County's Department of General Services will develop the site through a Design Build contract and this will be addressed at the January 6<sup>th</sup> VDOCPG meeting. The site will be terraced. There is an existing water line through the middle of the site which will be relocated to the access road. It was mentioned that Skyline Church had originally agreed that this parcel would be a cemetery in order to develop their site. HENDERSON wondered if this facility would negate the storefront in Casa De Oro or Lemon Grove. Maize responded that 75% of the Lemon Grove facility would move to this station. BRENNAN asked if it would be a holding facility. Maize responded that it would only be a temporary holding facility for a few

hours. WOLLITZ asked if people could also be released from the station and Maize said they could. HYATT asked if there would be buses coming to the facility and the answer was no. He asked if there would be overhead or underground utilities and Maize stated that they would be underground. It will be a critical facility and as such it will have a backup generator. BROWNLEE brought up traffic concerns. Maize stated that deputies work 12 hour shifts from 6 AM to 6 PM and claimed that the proposed project will generate approximately 1000 ADT, off-peak. Mitigation measures will include signal coordination software and traffic impact fees. 80 -110 people or volunteers will be assigned to the facility although the facility can handle up to 140 staff. There will be different shifts and different days off. PHILLIPS inquired about a grade separation at SR-94 and Jamacha Road since there is the possibility that this facility could interfere with a flyover ramp at Jamacha Junction based on the need for Jamul traffic volumes. Subsequently the solid building façade concept was discussed. They may have conceptual elevations from the architect for the site plan including massing, form, colors, etc. FITCHETT offered to develop a subcommittee to work with the architect on the conceptual façade. Mays did not accept the offer.

b. Annexation Application: Proposal to annex a 1.2 vacant parcel at 4850 Mt. Helix Drive into the Spring Valley Sanitation District. Parcel is on the south slope of Mt. Helix and is surrounded by properties in the sanitation district.

Larry Cole of 3443 Camino Del Rio South in San Diego presented the project. The house that was removed from this parcel was connected to the sewer but never annexed in 1985. PHILLIPS asked about the retaining walls. Cole stated that they would be masonry with a stucco finish. PHILLIPS stated that he preferred a slump block wall, dark tan in color. Cole said that they will be 8 to 10 feet high and visible. Cole also said that Lot G was created to improve access to the Helix Drive driveway. He will provide further details, if necessary. Concern with the existing stone wall structure was voiced and Cole stated that it would be protected. PHILLIPS moved to approve. (FITCHETT seconds). Discussion. HYATT asked if the vacant lot in question historically contained a house that was scraped with plans to build. It was confirmed **VOTE: 12-0-0** to approve.

## 6. New Business

a. Annexation of Sycuan Reservation to Otay Water/Sewer District: Proposed Negative Declaration for the annexation of the 640-acre original reservation and original Sycuan properties. Extension of the sewer service from the Rancho San Diego interceptor is controlled by Board of Supervisors Policy I-107 Item No. 1. The proposed annexation is for area beyond the Urban Limit Line.

Lisa Coburn-Boyd with the Otay Water District stated that their intention was NOT to complete the CEQA document as it is noticed. They want to gather comments from MWA, LAFCO and other agencies and then do a revised CEQA document in mid-January.

Sid Morris, 5485 Casino Way in El Cajon, is the Director of Planning Development with Sycuan Reservation requested that their Negative Declaration be withdrawn, revised and re-submitted. They will send our Board notification of this request in a formal letter. There will be some changes in the document, however, Morris asserts that the information submitted is accurate and correct. PHILLIPS asked how they can get comments from LAFCO without an environmental document. Morris responded that they will be informal comments and that LAFCO is the judge. FITCHETT, an Otay Water customer, read from a flyer sent by Otay with his latest bill which claimed that they were running out of water and water may be depleted as soon as 2009. He then questioned how under these conditions they can even consider running water to a sovereign nation. Morris responded that they will replace water they use with programs which Otay is developing. Sycuans current water supply is located in a fractured rock system which is drying up. CWA will set conditions and standards that Sycuan must meet prior to annexation. PHILLIPS replied that Sycuan is a sovereign nation and that there is no way to enforce the conditions.

b. County General Plan Update, Draft General Plan: See attached Special Subcommittee Report. PHILLIPS presented and provided the subcommittee comments and requested other input. HENDERSON had a concern with the Village designation. PHILLIPS stated that the maps were wrong and will be corrected. He also said the maps wrongly designated the area as a smart growth development area. HYATT noted that there was nothing in the document about accessory units although there was mention of second dwellings. HENDERSON questioned the "acceptable" LOS on Fuerte. PHILLIPS replied that it is only because we don't have full access ramps at the 94/125 interchange. PHILLIPS also commented in the mention of clustering throughout the document. PHILLIPS moved that we submit the subcommittee comments as they are. (HENDERSON seconds). **VOTE: 12-0-0** to approve.

c. POD08-015: Zoning Ordinance Amendment regarding meteorological testing facilities of up to 200' in height.

PHILLIPS introduced. HYATT stated that the meteorological testing facilities are just temporary to collect data to determine feasibility of wind at a height of 80'. PHILLIPS moved to approve. (MITROVICH seconds). **VOTE: 12-0-0**

**7. Unfinished Business – None**

**8. Chairman's Report:**

**9. Adjournment: 8:21 PM**

Submitted by: Jösan Feathers

**VALLE DE ORO COMMUNITY PLANNING GROUP  
SPECIAL SUBCOMMITTEE REPORT  
DRAFT GENERAL PLAN**

Pg. 1-26 ¶ 2 (PHYSICAL SETTING): Delete last sentence regarding candidates for future redevelopment plans. The comment is not appropriate in describing the physical setting of the county.

Pg. 2-8 ¶ 2 (GUIDING PRINCIPLE 2): Delete entire paragraph because it establishes precedent for disassociating parcel size from density which leads to automatic or "by right" clustering.

LU-5.2 (Sustainable Planning and Design): Delete "consider and" and "when feasible" because their use eliminates any requirement for sustainable planning and design.

LU-5.4 (Planning Support): Delete entire ¶ because heat-island effect negates benefits.

LU-6.1 (Environmental Sustainability): Replace "Support" with "Require".

LU-6.4 (Sustainable Subdivision Design): Insert "and/or" prior to "provide" and add "when appropriate and consistent with the applicable Community Plan".

LU-9.11 (Integration of Natural Features in Villages): Replace "Promote" with "Require" and delete "when appropriate".

LU-11.7 (Office Development Compatibility with Adjoining Uses): After "patterns of" add "office development, including office parks, with..."

LU-14.4 (Sewer Facilities): Rewrite last sentence to read: "Sewer system and services shall not be extended beyond Village boundaries or an extant Urban Limit Line except when necessary to serve failing septic systems or to protect the public health and safety."

TABLE M-3 (Criteria for Accepting Level-of-Service E/F Roads): Table does not address insufficient State Route connectivity which is the reason for accepting Level E on Fuerte Drive.

M-10.3 (Parking for Pedestrian Activity): Delete ¶ because it requires maximizing use of on-street parking to meet parking requirements.

Pg. 4-33 (Roads Where a Lower Level of Service Is Deemed Acceptable): Table falsely implies Fuerte's Level of Service is OK without requiring needed SR-94/SR-125 interchange.

COS-2.1 (Restoration and Enhancement): Change "Encourage" to "Require".

COS-3.1 (Wetland Protection): Delete last sentence.

TABLE COS-1 (County Scenic Highway System): Table is incomplete. Add SR-125 from SR-94 to I-8, SR-54 from SR-94 to City of El Cajon, Fuerte Drive from I-8 to Chase Avenue, Willow Glen Drive from Jamacha Road to Dehesa Road, and Avocado Blvd from SR-94 to City of El Cajon.

COS-11.1 (Protection of Scenic Resources): Change "encourage" to "require".

COS-11.3 (Development Siting and Design): Delete 5<sup>th</sup> bullet regarding clustering. This bullet makes clustering a requirement.

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COS-11.5 (Collaboration with Private and Public Agencies): Change "Encourage" in last sentence to "Require".

COS-13 (Dark Skies): Delete "in rural areas and near major observatories". The goal should be preservation of all dark sky areas.

COS-13.1 & 13.2: Improperly numbered 12.1 & 12.2. Also change "Minimize" to "restrict".

COS-14.3 (Sustainable Development): Change "consider" to "use".

COS-15.1 (Design and Construction of New Buildings): Change "Encourage" to "Require".

COS-17.2 (Construction and Demolition Waste): Delete "where appropriate".

Pg. 6-2 ¶ 3 (Housing Element): Delete last sentence because it is untrue and it does not affect meeting the overall Regional Housing Needs Allocation.

Pg. 6-4 (Smart Growth Opportunity Areas): Map falsely depicts much of Valle de Oro as Village Regional Category.

Pg. 6-10 ¶ 5 (Housing Development): Delete paragraph because clustering "small" lots doesn't work without sewer service and will not reduce land costs.

S-9.4 (Development in Villages): In first sentence, change "mitigated" to "avoided".

S-9.5 (Development in Semi-Rural and Rural Lands): Delete all after "capacity of floodplain". This clearly would allow development and necessitate channelization of our already severely impacted floodplains.

Table N-1 (Pg. 8-9: Noise Compatibility Guidelines): Table needs complete revision because "acceptable" noise levels are 10-15 dB too high for residential and commercial and are not time based. (See approved POD08-009 for County Standards.)